

**Report of : Director of City Development**

**Report to : Executive Board**

**Date: 4 November 2009**

**Subject: Design and Cost Report :Remediation of gardens in the Meanwood area, Contaminated Land Inspection Strategy**

**Capital Scheme Number : 15714**

**Electoral Wards Affected:**

Chapel Allerton (site PLS18)  
Hyde Park and Woodhouse (site PLS7)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In   
(Details contained in the report)

**Executive Summary**

Approval is sought to inject £1,375,503 into the 2009/12 Capital Programme, fully funded from DEFRA\* grant and to authorise expenditure of £1,375,503 on the construction works relating to the scheme.

\* Department for the Environment, Food and Rural Affairs

**1.0 Purpose of this Report**

Approval is sought to inject £1,375,503 into the 2009/12 Capital Programme and authorise expenditure of these amounts on the relevant scheme. The scheme is funded by a grant of £1,375,503 from DEFRA.

**2.0 Background Information**

Leeds has a statutory duty to inspect its area for contaminated land under Part 2A of the Environmental Protection Act 1990, by implementing a Contaminated Land Inspection Strategy (CLIS). There is an annual revenue budget of approx £80,000 for this work. Once potentially contaminated land has been identified by desk top procedures initial samples are collected by officers in-house and analysed by an accredited laboratory.

Meanwood was subject to a pilot study in 2007. A large number of properties in the pilot area tested positive for a range of contaminants at concentrations well above the generally accepted thresholds. DEFRA awarded a grant in February 2008 of £240,000 to assist with the detailed inspection of a large number of properties within the pilot area. As part of this funding bid the council contributed £26,670 equating to 10% of the total required funding of £266,700. Further to a competitive tendering exercise, Parsons Brinckerhoff were successfully appointed to carry out this work.

The findings of the detailed inspection works revealed that clean up of properties at sites PLS00007 and PLS00018 would be required. 16 properties at PLS00007 and 24 properties at PLS00018 were determined as Contaminated Land during May to July 2009.

Leeds City Council then secured a further grant of £36,500 to cover the Remediation Options Appraisal and Detailed Remediation Statement of these two sites. Ultimately, only an outline remediation design was able to be carried out. The Remediation Options Appraisal and Outline Remediation Design were finalised in July 2009 and were used to support a grant application to DEFRA on 24 July 2009 to request money to clean up the 40 properties identified. In September 2009, an additional property requiring determination as Contaminated Land was identified and money to support the clean up covers the inclusion of this extra property.

### **3.0 Main Issues**

#### **Design Proposals / Scheme Description**

The remediation work required by this scheme for the grant of £1,375,503 relates to the remediation of 41 properties; 17 at PLS00007 and 24 at PLS00018. These sites are in the Meanwood area. Briefly the work proposed involves the excavation and removal of contaminated soil from all garden areas, to a minimum depth of 0.6m, and replacement with clean soil. Geotextile and warning marker layers will be installed between the contaminated ground and imported clean soil. The council does not consider it necessary to move residents out of the properties being remediated during the duration of the works.

#### **Consultations**

Consultations are ongoing with the Health Protection Agency and Primary Care Trust, Environment Agency and those owners whose properties are affected. Internal communications are ongoing with the Corporate Communications Team, Finance, Ward Members and Senior Management.

#### **Programme**

The programme will include:

- Commissioning a consultant to prepare the Detailed Remediation Design, appoint a contractor to carry out the works, and to supervise the works
- The consultant to complete a verification and completion report for the works

This work needs to be commissioned as soon as possible to minimise the potential for blight at the affected properties and because residents want to get it over with. Communication with owners and residents will include a legal agreement between Leeds City Council and each owner and arranging access to the properties for various surveys prior to site works.



## **7.0 Scheme Design Estimate**

Outline scheme design has already taken place using DEFRA funding. Detailed scheme design is included within the sum now obtained from DEFRA.

Invitations to tender have been sent out. It is expected to interview and appoint a consultant before Christmas with a start on site in February. The duration of works is estimated at 6 weeks, so that people get their gardens back by mid Spring.

## **8.0 Revenue Effects**

There are only slight effects on the revenue budget. Staffing resource required to oversee this contract will be paid from departmental salary budgets.

## **9.0 Risk Assessments**

Various measures are in place to minimise risks to the authority. The PCT and HPA are actively involved as is the council's Communications Manager. Owners and residents receive newsletters and almost everyone has been met with several times already. However it should be appreciated that it is a regulatory requirement for the council to secure this remediation and if an owner is not co-operative then regulatory powers will need to be deployed. Due to this option the authority is not over exposed to risk. In financial terms the works should be procured within the 100% grant secured. The works will not be let if a satisfactory price is not obtained.

## **10.0 Conclusions**

This work is statutorily required and we now have funding to do it. Owners want the works to start and finish as soon as possible.

## **11.0 Recommendations**

Executive Board is requested to approve:-

- a) a fully funded injection of £1,375,503 into the 2009/12 Capital Programme from DEFRA government grant.
- b) the incurring of expenditure of £1,375,503 on the construction works relating to the scheme.

## **Background Papers**

DEFRA Grant application  
DEFRA Grant Awards letters